



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2302487

Applicant Name: Dan Phillips for City of Seattle-Woodland Park Zoo

Address of Proposal: 5500 Phinney Avenue North

SUMMARY OF PROPOSED ACTION

Master Use Permit for demolition of an existing 8,000 square foot building in a City of Seattle facility (Primate House – Woodland Park Zoo).

The following approval is required:

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☒ DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The subject site is Woodland Park Zoo. The subject site is located in the Phinney Ridge neighborhood on a portion of the very large zoo site, between Northwest 50TH Street, Phinney Avenue North, Northwest 59th Street and Aurora Avenue North. Various portions of the site are identified as Environmentally Critical Areas (ECA) -Steep Slope and Wildlife Preserve.

Adjacent zoning surrounding the site is as follows:

North	Neighborhood Commercial (NC 2-40) & Single Family 5000 (SF 5000)
East	Single Family 5000 (SF 5000)
South	Residential Multi Family Lowrise 3 (L3)
West	Residential Multi Family Lowrise 3 (L3)

Adjacent uses are as follows

North	Single Family Residential & Retail
East	Park (lower Woodland Park Zoo)
South	Single Family Residential & Multi Family Residential
West	Single Family Residential & Multi Family Residential

Proposal

The applicant proposes to demolish an existing 8,000 square foot one-story with partial basement building (Primate House) located within the Woodland Park Zoo property. Site demolition will involve removal of concrete, asphalt and brick paving. The site will remain unpaved and covered with a wood chip surface and natural vegetation. Three hundred cubic yards of compacted fill will be used to infill the partial basement area to existing flat grade. The Zoo plans to utilize this area as an outdoor picnic seating area. The Primate House demolition is consistent with the existing Woodland Park Zoo long range plan and has been approved by the Superintendent of Parks. Future development for this location will be addressed in a separate revised Environmental Impact Statement (EIS). This EIS will address the new long-range physical development plan for the entire Woodland Park Zoo.

Public Comments

Public notice of the project application was published on July 10, 2003. The required public comment period ended on July 23, 2003. DCLU received one comment regarding this proposal. The neighbor expressed concerns over the possibility of negative aesthetic impacts due to temporary buildings or tents being erected to store items currently being stored in the existing Primate House.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated June 19, 2003. Information in the checklist was supplemented by a Landmarks Preservation Board Denial of Nomination Letter. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) states, in part, "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Thus, the mitigation that

may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) decreased air quality due to increased dust and other suspended air particulates during excavation and demolition; 2) increased noise and vibration from demolition operations and equipment; 3) increased traffic and parking demand from demolition personnel; 4) blockage of streets by demolition vehicles/activities; 5) temporary soil erosion; 6) conflict with normal pedestrian movement adjacent to the demolition area; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Air Quality

A hazardous materials study was conducted by Eco Compliance Corporation in 2002. Traces of asbestos were detected on old furnace ducts, roof flashings, and exterior and interior lead painted surfaces. Puget Sound Clean Air Agency (PSCAA), Department of Labor and Industry, and EPA regulations provide for the safe removal and disposal of asbestos. However, no permit process exists that ensures that PSCAA has been notified of the proposed building demolition and that asbestos and lighting features has been removed from the site. A condition shall be added requiring the applicant to submit to DCLU a copy of the PSCAA demolition permit prior to issuance of the demolition permit. This condition is imposed pursuant to SEPA authority to mitigate air quality, construction and environmental health impacts, SMC 25.05.675 A, B, and F.

Historic Preservation

Preservation of historic buildings in the City of Seattle is important to the retention of living sense and appreciation of the past. Due to the age of this structure, the applicant requested a decision be rendered from The City of Seattle Landmarks Board as to whether or not the Primate House should be designated as a historical landmark. The applicant provided a "Denial of Nomination" document dated February 19, 2003 that states the Landmark Preservation Board rendered a majority opinion to deny landmark designation to the Primate House. Therefore, no mitigation in this regard pursuant to SEPA is warranted.

Earth & Animals

The subject site is located in a DCLU mapped ECA-Steep Slope and Wildlife Preserve. However, the area in which the structure will be demolished is relatively flat and no ECAs are detected in that area. Also, there are many threatened and endangered species living on Zoo property. The Zoo takes great measures to assure that all animals are controlled and cared for to appropriate standards during all zoo construction projects. Therefore, no mitigation in this regard pursuant to SEPA is warranted.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; and possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; and the Land Use Code (aesthetic impacts).

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

Prior to the Issuance of the Demolition Permit:

1. The owner(s) and/or responsible party(s) shall provide documentation to the DCLU Planner that Puget Sound Clear Air Authority has received all information necessary to assess and mitigate likely air impacts.

Signature: (signature on file) Date: September 18, 2003
Tamara Garrett, Land Use Planner
Department of Design, Construction and
Land Use Services

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